



Decision Letter

Toronto Preservation Board

Meeting No.	31	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, February 8, 2018	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 3, City Hall	Chair	Jennifer Rieger

PB31.5	ACTION	Adopted		Ward:28
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Revised Reasons for Inclusion - 55 Lake Shore Boulevard East

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council adopt the Statement of Significance: 55 Lake Shore Boulevard East (Revised Reasons for Inclusion) attached as Attachment 4 to the report, January 22, 2018, from the Acting Chief Planner and Executive Director, City Planning.

Origin

(January 22, 2018) Report from the Acting Chief Planner and Executive Director, City Planning

Summary

This report recommends that City Council adopt the revised Reasons for Inclusion (Attachment 4) for the property at 55 Lake Shore Boulevard East to ensure that all of the heritage values and attributes of the site are identified.

The property at 55 Lake Shore Boulevard East contains the Liquor Control Board of Ontario (LCBO) headquarters (1954), comprising the adjoining office building and warehouse. The complex occupies most of the city block bounded by Lake Shore Boulevard East (north), Cooper Street (east), Queen's Quay East (south) and Freeland Street (west). It was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2005.

Following research and evaluation, it has been determined that the property at 55 Lake Shore Boulevard East meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies for properties on its Heritage Register.

The property at 55 Lake Shore Boulevard East is the subject of an application for a mixed-use development that proposes to retain the LCBO office building and partially retain the adjoining warehouse. In 2016, the provincially-owned site was sold and is now in private hands. The revised Reasons for Inclusion will assist in informing the ongoing planning process for the property, and will form the basis for the future Reasons for Designation as the

site continues to evolve.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

Background Information

(January 22, 2018) Report and Attachments 1-5 - Revised Reasons for Inclusion - 55 Lake Shore Boulevard East

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-111837.pdf>

Speakers

Christopher Borgal, President, Goldsmith Borgal & Company Ltd. Architects